

Staff Summary Report



Hearing Officer Hearing Date: August 7, 2007

Agenda Item Number: 7

SUBJECT: This is a public hearing for a request by the **POPE RESIDENCE (PL070273)** located at 1619 East Citation Lane for one (1) use permit standard.

DOCUMENT NAME: 20070807dssd04

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **POPE RESIDENCE (PL070273)** (Tony Pope, applicant/property owner) located at 1619 East Citation Lane in the AG, Agricultural District for:

ZUP07090 Use permit standard to reduce the east side yard setback by twenty percent (20%) from fifteen feet (15') (subdivision standard) to twelve feet (12').

PREPARED BY: Shawn Daffara, Planner II (480-858-2284)

REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359)

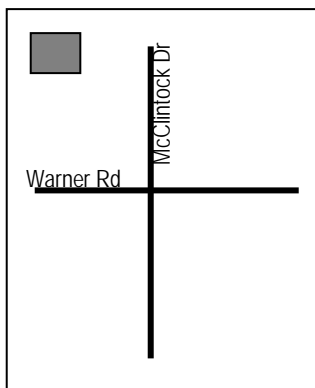
A handwritten signature in black ink, appearing to read 'SEA', located to the right of the 'REVIEWED BY' line.

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions 1-3

ADDITIONAL INFO: The Pope Residence is requesting a use permit to reduce the east side yard setback by twenty percent (20%) from fifteen (15) feet to twelve (12) feet. The reduced setback is being requested so the property owner can add a 3rd garage bay with a workshop and an additional bedroom. The new addition would be 12'-8" from the east property line. There has been no public input on this case. Staff recommends approval of this request subject to conditions of approval.



PAGES:

1. List of Attachments
2. Comments; Reason for Approval; Conditions of Approval;
3. History & Facts/Description; Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
3. Letter of Intent
4. Site plan
5. Floor Plan
6. Elevations
- 7-8. Staff Photograph(s)

COMMENTS:

The Pope Residence is requesting a use permit to reduce the east side yard setback by twenty percent (20%) from fifteen (15) feet to twelve (12) feet. The Sunburst Farms Subdivision was developed with a fifteen (15) foot side yard setback, rather than the standard twenty (20) foot setback in the AG; Single-Family Residential District. The property is located midblock at 1619 East Citation Lane. The reduced setback, the applicant is requesting a 3rd garage bay (346 s.f.) and additional living space (949 s.f.) and workshop (198 s.f.) maybe added at the rear of the residence. The proposed addition would be 12'-8" from the east property line.

Staff has received no public input on this case.

Use Permit Standard

The Zoning and Development Code requires a use permit for a deviation from the required side yard setback of 15'-0" (subdivision standard), not to exceed 20% or to 12'-0" in the AG, Single-Family Residential District. This use permit request meets all applicable tests in the following manner:

- a. Any significant increase in vehicular or pedestrian traffic in adjacent areas;
 - There will be no significant increase in vehicular or pedestrian traffic in adjacent areas.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
 - No potential nuisances.
- c. Compatibility with existing surrounding structures and uses;
 - The proposed use appears to be compatible with surrounding the uses.

Conclusion

Staff recommends approval subject to the conditions of approval.

REASON(S) FOR APPROVAL:

1. The use appears to be compatible with the building, site and adjacent property.

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

CONDITION(S) OF APPROVAL:

1. Obtain all necessary clearances from the Building Safety Division.
2. The use permit approval is valid from the plans as submitted to and approved by the Hearing Officer.
3. The building addition shall match the existing residence in design, color and materials.

HISTORY & FACTS:

March 21, 1977 Building Permit issued for single family dwelling.

DESCRIPTION:

Owner – Tony Pope
Applicant – Tony Pope
Existing Zoning – AG, Agricultural District
Lot Size– 39,266 s.f. / .90 acres
Existing Residence building area– 3305 s.f.
Proposed building area–1493 s.f.
Lot coverage allowed– 25%
Lot Coverage (proposed) –12%
Required side yard setback –15' (Sunburst Farms Subdivision Standard)
Proposed side yard setback– 12'

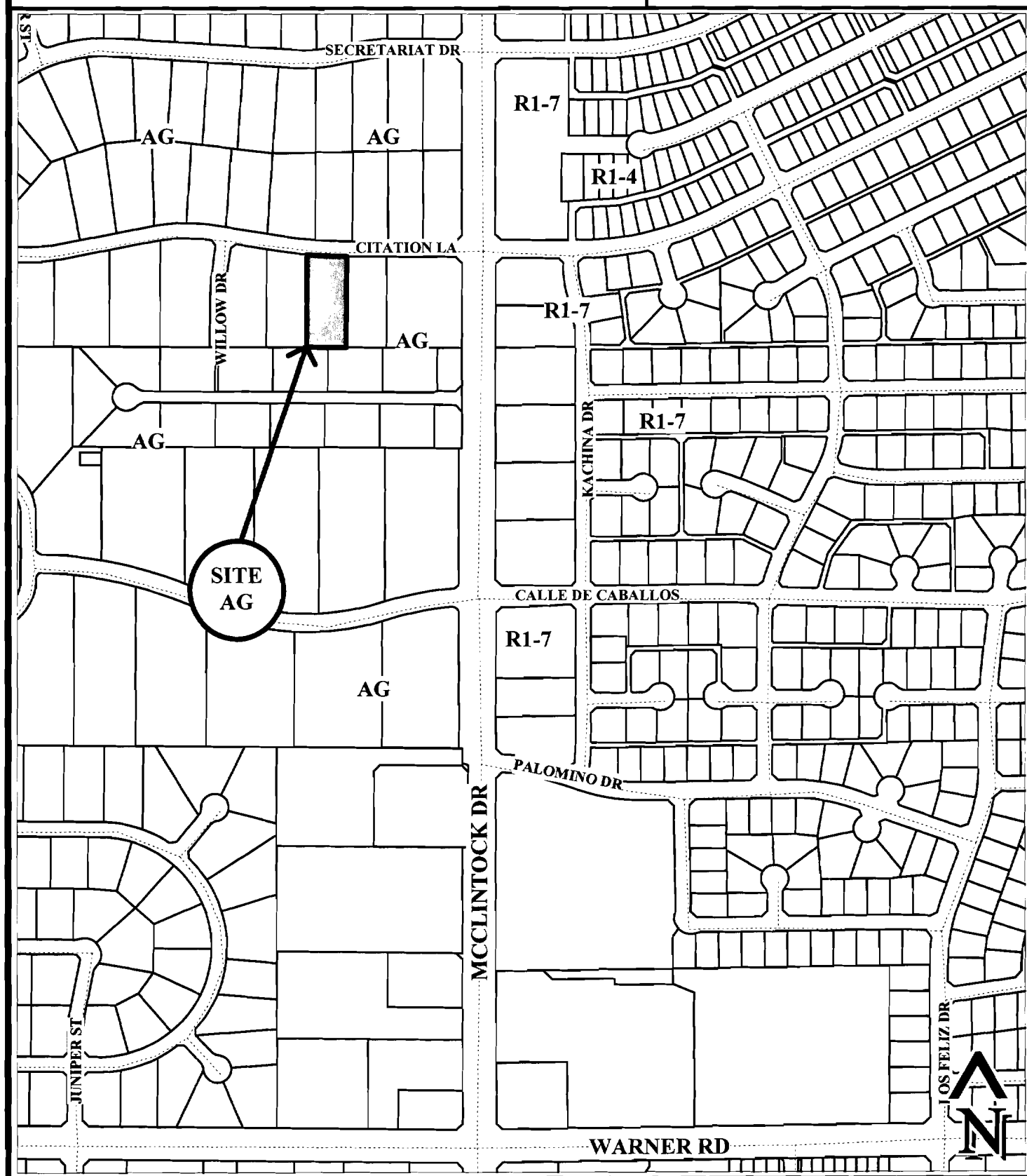
ZONING AND DEVELOPMENT CODE REFERENCE:

Part 4, Chapter 2, Section 4-202 – Development Standards for Residential Districts

Part 6, Chapter 3, Section 6-308 – Use Permit

POPE RESIDENCE

PL070273





POPE RESIDENCE (PL0070273)

Letter of Explanation

RECEIVED

07 JUL 19 PM 3:56

TEMPLE-DEVELOPMENT
SERVICES DEPARTMENT

June 19, 2007

To: Hearing Officer / Board of Adjustment
City of Tempe
31 E. Fifth Street
Tempe, AZ. 85280-5002

RE: Request for Use Permit
Pope Addition
1619 E. Citation Tempe, Az. 85284

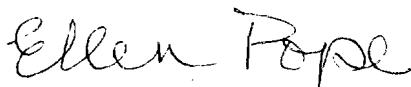
Dear Sir:

Enclosed is our application for a Use Permit on our property. We wish to enlarge our home by adding space for Guestroom, Workshop, and Yard storage all within existing setback requirements. A Use Permit is requested for the 3rd Bay to the existing Garage. This part of the project encroaches 2'-4" into the side yard setback, leaving 12'-8" side yard. The reason for this addition is our growing family and making room for visiting parents. When we purchased our house the children required far less space. Now the closet space and room size do not meet are needs. We love the neighborhood, schools, and location. This remodel would meet our families needs.

We are requesting a 12'-8" side yard setback, allowing us to expand our garage by 13'-4" to the east from the existing dwelling. While designing this addition, our greatest concern was to maintain the original appearance of the house and the questions of our adjacent neighbor.

We appreciate your assistance.

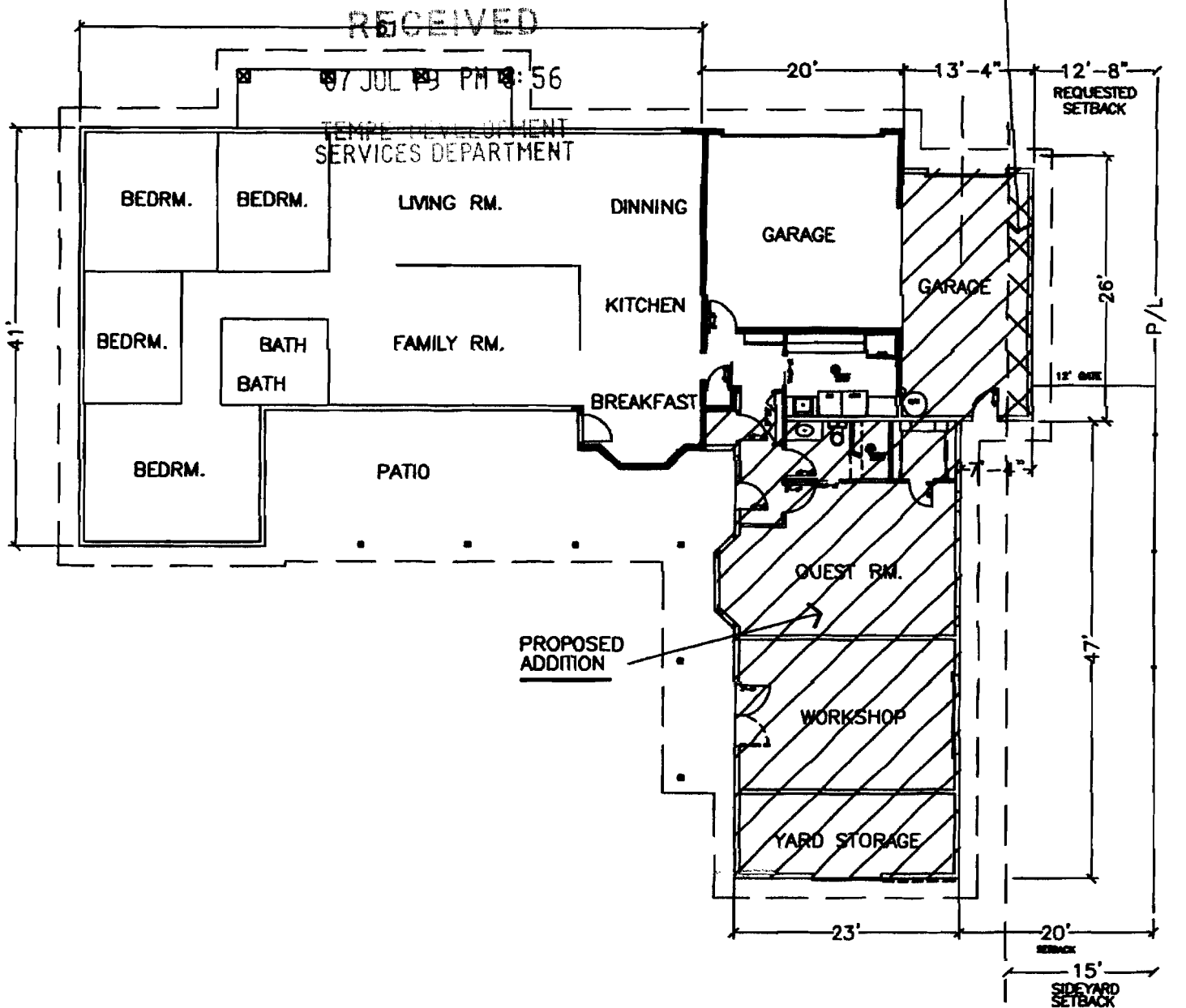
Sincerely,



Tony & Ellen Pope
Homeowner

USE PERMIT REQUEST:

THE PROPOSED ADDITION REQUIRES A
2'-4" ENCROACHMENT FOR 26' INTO THE
SIDEYARD SETBACK.



FLOOR PLAN

SCALE: 1/16" = 1'-0"

SCOPE OF PROJECT

HOMEOWNER: **MR. & MRS. POPE**

ADD 3rd BAY TO EXISTING GARAGE AND PROVIDE AIR CONDITIONED SPACE FOR A NEW GUEST ROOM, BATH, WORKSHOP. REMODEL EXISTING SERVICE ROOM TO PROVIDE ACCESS TO NEW SPACE.

THE EXISTING ARCHITECTURAL APPEARANCE SHALL BE MAINTAINED ON THE EXTERIOR. NO ARCHITECTURAL CONTROL COMMITTEE IS ACTIVE AS OF THIS DATE.

THE PROPOSED 3rd GARAGE BAY SHALL REST WITHIN THE SIDEYARD SETBACK REQUIRING A 'USE PERMIT'. THE REMAINDER OF THE NEW WORK MEETS CURRENT ZONING SETBACK REQUIREMENTS.

HOMEOWNER: **MR. & MRS. POPE**
480-631-2344

STREET ADDRESS: 1819 E. CITATION
TEMPE, AZ. 85284

SHEET 1 of 3

CITATION

300

RECEIVED

07 JUL 19 PM 3:56

TEMPERATE DEVELOPMENT
SERVICES DEPARTMENTNEIGHBORING
DWELLING

USE PERMIT REQUEST:

THE PROPOSED ADDITION REQUIRES A
2'-4" ENCROACHMENT FOR 26' INTO THE
SIDEYARD SETBACK.

NOTE:

THE EXISTING DWELLING STANDS AT A
SMALL ANGLE TO THE PROPERTY LINE.
THE PROPOSED ADDITION MAY EXTEND
13'-4" PARALLEL TO THE EXISTING STRUCTURE
FOR 26', THEN BACK TO 6" PARALLEL FOR
THE REMAINDER OF THE ADDITION.

SITE PLAN



HOMEOWNER: MR. & MRS. POPE

480-631-2344

LEGAL: LOT 63 SUNBURST FARMS TEMPE

STREET ADDRESS: 1818 E. CITATION
TEMPE, AZ. 85284

PARCEL NUMBER: 301-51-234

ZONING: AG

MIN. SETBACKS: F= 40', S= 15', R= 35'
STREET S= 25'

LOT COVERAGE: 25% MAX.

LOT SIZE = 38578 SF

MAX. COVERAGE = 9831 SF

FOOTAGE TOTALS:

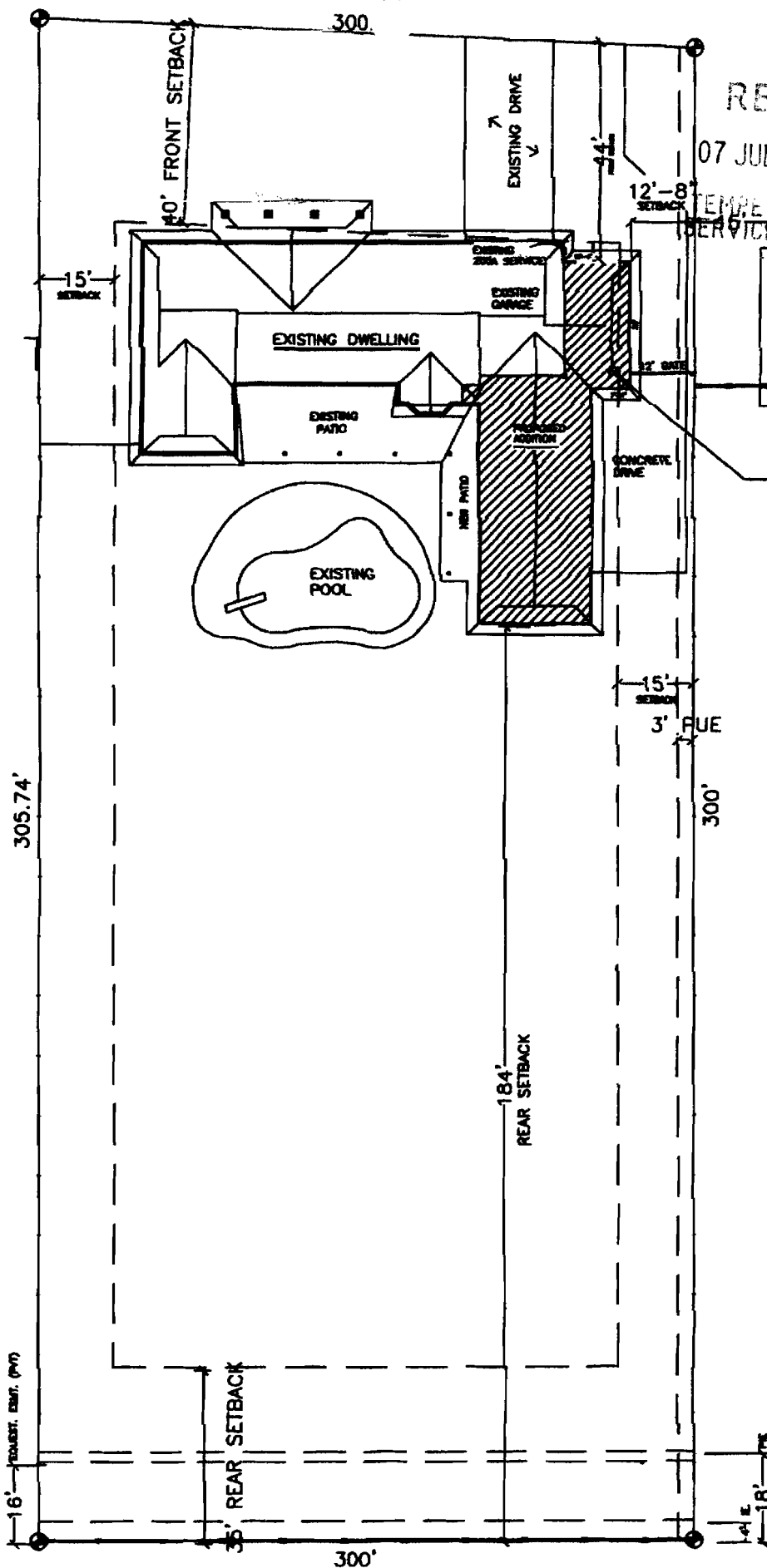
EXISTING DWELLING:	2276 SF
EXISTING COVERED PATIOS:	821 SF
EXISTING GARAGE:	408 SF
EXISTING TOTAL =	3305 SF

EXISTING TOTAL = 3305 SF

PROPOSED ADDITION:

LIVABLE (A/C SPACE)	949 SF
GARAGE	346 SF
STOREROOM	198 SF
NEW PATIOS	310 SF

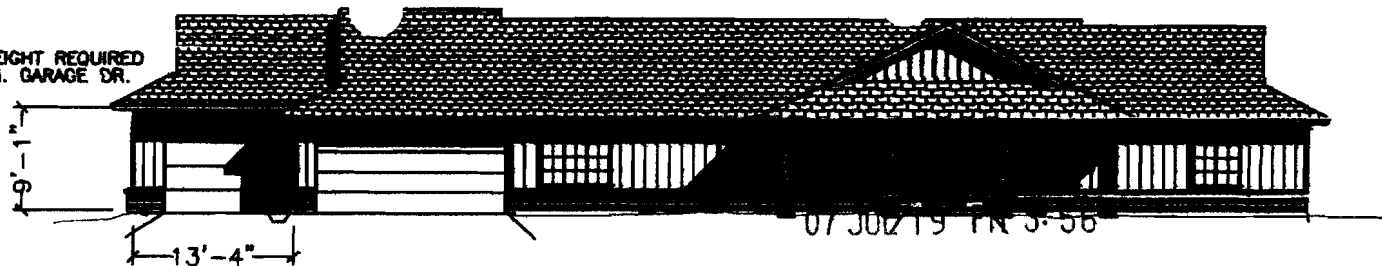
TOTAL PROPOSED COVERAGE = 5108 SF



SCALE: 1/32" = 1'-0"

SHEET 2 of 3

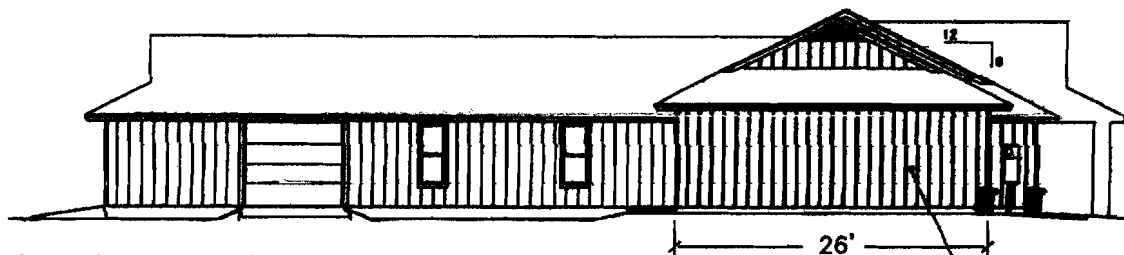
WALL HEIGHT REQUIRED
FOR B'H. GARAGE DR.



FRONT ELEVATION

TEMPE-DEVELOPMENT
SERVICES DEPARTMENT

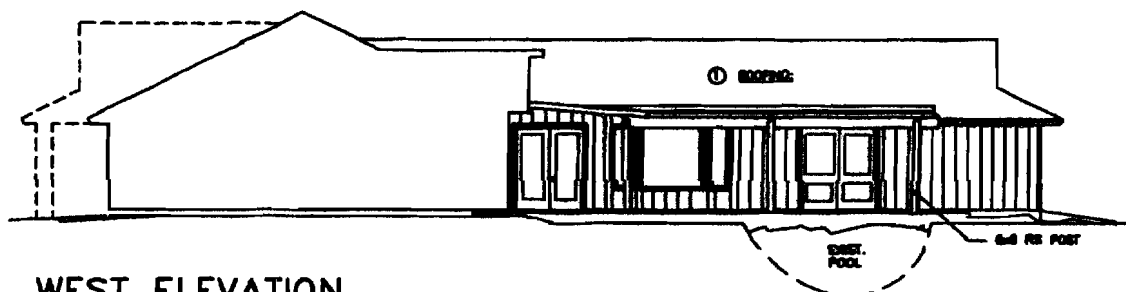
SCALE: 1/16" = 1'-0"



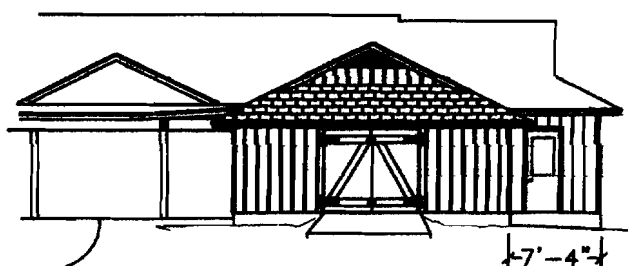
EAST ELEVATION

USE PERMIT REQUEST:

THE PROPOSED ADDITION REQUIRES A
2'-4" ENCROACHMENT FOR 26' INTO THE
SIDEYARD SETBACK.



WEST ELEVATION



SOUTH ELEVATION

ELEVATION - GENERAL NOTES:

- ① **ROOFING:** (COLOR TO MATCH EXISTING)
240# 3-TAB FIBERGLASS SHINGLES OVER 2-LAYERS 15# FELT.
(COMPLY WITH SECTION R905.2 IRC '2003')
SIMI-FLAT: MODIFIED BITUMEN ROOFING (COMPLY WITH SECTION
R905.11 IRC '2003')
- ② **FASCIA TREATMENT:** (TRIM COLOR)
2x6 RS SPRUSE WITH 1x2 RS DRIP.
- ③ **WINDOW TREATMENT:** (BRONZE FRAME)
'HERITAGE' ALUMINUM WINDOW, TOP PANE, WITH 'SUNGATE 100' LOW-E
GLASS. SEE FLOOR PLAN SHEET #3 FOR SIZE AND TEMPERED GLASS
LOCATIONS.
- ④ **EXTERIOR WALLS:**
5/8" T-1-11 EXTERIOR SHEATHING (TO MATCH EXISTING) OVER
2x6 HF STUDS @ 16" O.C. PAINT TO MATCH EXISTING.
- ⑤ **EXPOSED STEM WALL:** (BODY COLOR)
EXPOSED CONCRETE STEM WALLS SHALL BE PATCHED AS REQUIRED
FOR A CLEAN FINISHED APPEARANCE AND PAINTED BODY COLOR.
- ⑥ **FINISH GRADE:**
FINISHED GRADE SHALL SLOPE AWAY FROM RESIDENCE AT 5% FOR
A MINIMUM DISTANCE OF 10'-0" TO AN APPROVED WATER DISPOSAL
ARES.

HOMEOWNER:

MR. & MRS. POPE

480-831-2344

STREET ADDRESS:

1619 E. CITATION
TEMPE, AZ. 85284



POPE RESIDENCE

1619 E. CITATION LN

PL070273

FRONT OF PROPERTY: VIEW TO SOUTH



POPE RESIDENCE

1619 E. CITATION LN

PL070273

SIDE OF PROPERTY: VIEW TO SOUTHWEST